

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Carnarvon Street, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,100,000

Median sale price

Median price \$2,370,000

Property Type House

Suburb Hawthorn East

Period - From 01/10/2020

to 30/09/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	15 Carnarvon St HAWTHORN EAST 3123	\$1,520,000	20/10/2021
2	55 Roseberry St HAWTHORN EAST 3123	\$1,455,000	14/10/2021
3	15 Salisbury Gr HAWTHORN 3122	\$1,300,000	25/08/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/12/2021 11:59



 2  1  1

Property Type: House (Res)

Land Size: 225 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

Year ending September 2021: \$2,370,000

Comparable Properties



15 Carnarvon St HAWTHORN EAST 3123 (REI/VG)

 3  1  2

Price: \$1,520,000

Method: Auction Sale

Date: 20/10/2021

Property Type: House (Res)

Land Size: 204 sqm approx

Agent Comments

Same Street - better condition than subject property



55 Roseberry St HAWTHORN EAST 3123 (REI/VG)

 2  1  2

Price: \$1,455,000

Method: Auction Sale

Date: 14/10/2021

Property Type: House (Res)

Land Size: 257 sqm approx

Agent Comments

similar location- better condition than subject property



15 Salisbury Gr HAWTHORN 3122 (VG)

 3  -  -

Price: \$1,300,000

Method: Sale

Date: 25/08/2021

Property Type: House (Res)

Land Size: 197 sqm approx

Agent Comments

much better condition than subject property

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199